156.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,200 / 830,200
					USE VALUE:	830,200 / 830,200
					ASSESSED:	830,200 / 830,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
181		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHELAN WILLIAM H--ETAL	
Owner 2:	ROSS SHIRLEY	
Owner 3:		
Street 1:	181 CEDAR AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,405 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1911, having primarily Vinyl Exterior and 2826 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8405.000	286,600	5,900	537,700	830,200
Total Card	0.193	286,600	5,900	537,700	830,200
Total Parcel	0.193	286,600	5,900	537,700	830,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.82 | /Parcel: 293.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	103827
GIS Ref	
GIS Ref	
Insp Date	01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0003-0006.0

!12223!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,700	5900	8,405.	537,700	830,300	830,300	Year End Roll	12/18/2019
2019	101	FV	258,000	5900	8,405.	504,100	768,000	768,000	Year End Roll	1/3/2019
2018	101	FV	258,900	5900	8,405.	416,700	681,500	681,500	Year End Roll	12/20/2017
2017	101	FV	258,900	5900	8,405.	383,100	647,900	647,900	Year End Roll	1/3/2017
2016	101	FV	258,900	5900	8,405.	349,500	614,300	614,300	Year End	1/4/2016
2015	101	FV	228,800	5900	8,405.	342,800	577,500	577,500	Year End Roll	12/11/2014
2014	101	FV	228,800	5900	8,405.	318,600	553,300	553,300	Year End Roll	12/16/2013
2013	101	FV	228,800	5900	8,405.	303,100	537,800	537,800		12/13/2012

PRINT

Date	Time
12/11/20	02:19:47

LAST REV

Date	Time
02/20/18	08:03:33

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12223

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIELER LEO & JU	22173-318		6/30/1992		217,000	No	No		Y

USER DEFINED

Prior Id # 1:	103827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/1999	481	Wood Dec	3,800					12X15 WDK REAR

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
3/16/2009	Inspected	372	PATRIOT
1/9/2009	Measured	372	PATRIOT
11/24/1999	Meas/Inspect	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8405		Sq. Ft.	Site		0	80.	0.80	9									537,718						537,700	

Total AC/HA: 0.19295 | Total SF/SM: 8405 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 537,718 | Spl Credit | Total: 537,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.14952421
Const Adj.:	0.99732524
Adj $ / SQ:	103.180
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389467
Depreciation:	102819
Depreciated Total:	286648

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

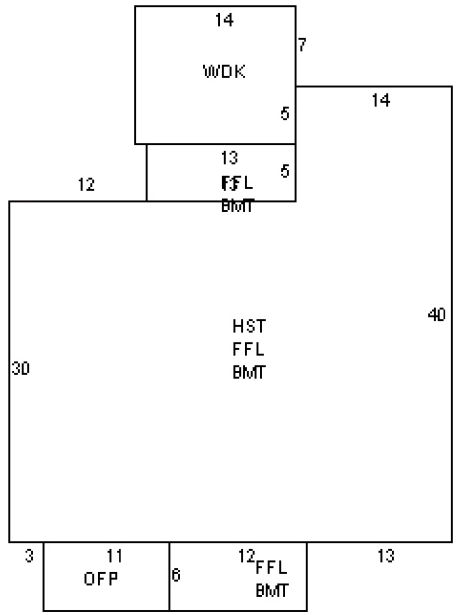
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	103.18
Special Features:	0	Val/Su Net:	75.76
Final Total:	286600	Val/Su SzAd	136.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,447	41.010	59,348
FFL	First Floor	1,447	103.180	149,302
HST	Half Story	655	103.180	67,583
WDK	Deck	168	11.920	2,003
OFP	Open Porch	66	41.390	2,732

Net Sketched Area:	3,783			Total:	280,968
Size Ad	2102	Gross Are	4438	FinArea	2826

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1920	20.17	T	40	101			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900